



**PUBLIC NOTICE OF PREPARATION  
AND  
PUBLIC SCOPING MEETING**

**PLEASE TAKE NOTICE:**

As the lead agency, the Planning Division of the City of Carlsbad intends to prepare an Environmental Impact Report and hold a public scoping meeting for the following project:

**Project Number and Title:** CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/  
SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES

**Project Applicant:** NUWI CARLSBAD LLC

**Scoping Meeting:** A public scoping meeting will be held for this project on **Tuesday, April 17, 2018**, at 6:00 p.m. at the City of Carlsbad Faraday Center, 1635 Faraday Avenue, Carlsbad, CA 92008. A presentation of materials will be made at the scoping meeting that will include a description of the project and the purpose of the scoping meeting.

**Project Address/Location:** South of El Camino Real and east of Kelly Drive at 4901 El Camino Real, Carlsbad, San Diego County. Assessor Parcel Numbers 207-101-35 and -37.

**Project Description:** The project site is located within the Northwest Quadrant of the City of Carlsbad, south of El Camino Real, east of Kelly Drive, and generally west of Cannon Road. The site is two lots and is approximately 21 acres in size. The site is currently developed with small-scale commercial accessed from El Camino Real, and an upper mesa with an existing home, associated structures, and disturbed land that was used for agriculture in the past. The project site is zoned Residential Density-Multiple (RD-M) and General Commercial (C-2), and is located within Local Facilities Management Zone 1 and the Mello II Segment of the Local Coastal Program.

The Marja Acres Project involves the development of residential and retail/commercial uses on approximately 21 acres of land. There are no proposed land use changes, and no proposed pedestrian or vehicular connection to the existing residential neighborhood located to the south. The proposed project would construct a total of 299 residential dwelling units, comprised of 253 townhomes and 46 age-restricted affordable multi-family units. Up to 9,700 square feet (sf) of retail/commercial uses are proposed, which would include an estimated 5,700 sf of specialty retail uses and an estimated 4,000 sf restaurant. The project will include recreational amenities available for the residents and general public including a dog park and urban farm area. The project also proposes to utilize state Residential Density Bonus law and related provisions of the Carlsbad Zoning Ordinance to provide additional affordable housing for lower-income households. Access to the project site is proposed via two existing right-in/right-out driveways on El Camino Real, to an internal private loop street and drive aisles. Adjacent uses

**Community & Economic Development**

**Planning Division**

1635 Faraday Avenue | Carlsbad, CA 92008 | 760-602-4600 | 760-602-8560 fax

include residential to the south and west, a mobile home park to the east, and the Robertson Ranch residential and commercial master plan development under construction to the north.

The project applicant has applied for a number of entitlement applications including a Tentative Map, Planned Development Permit, Site Development Plan, Coastal Development Permit, Hillside Development Permit, and a Special Use Permit.

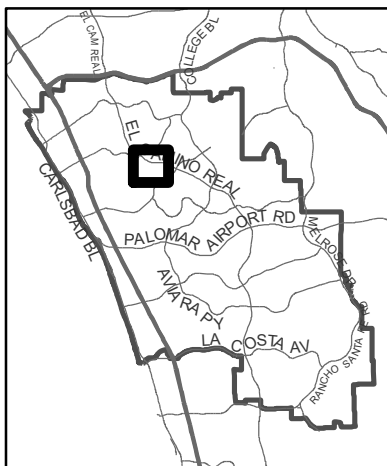
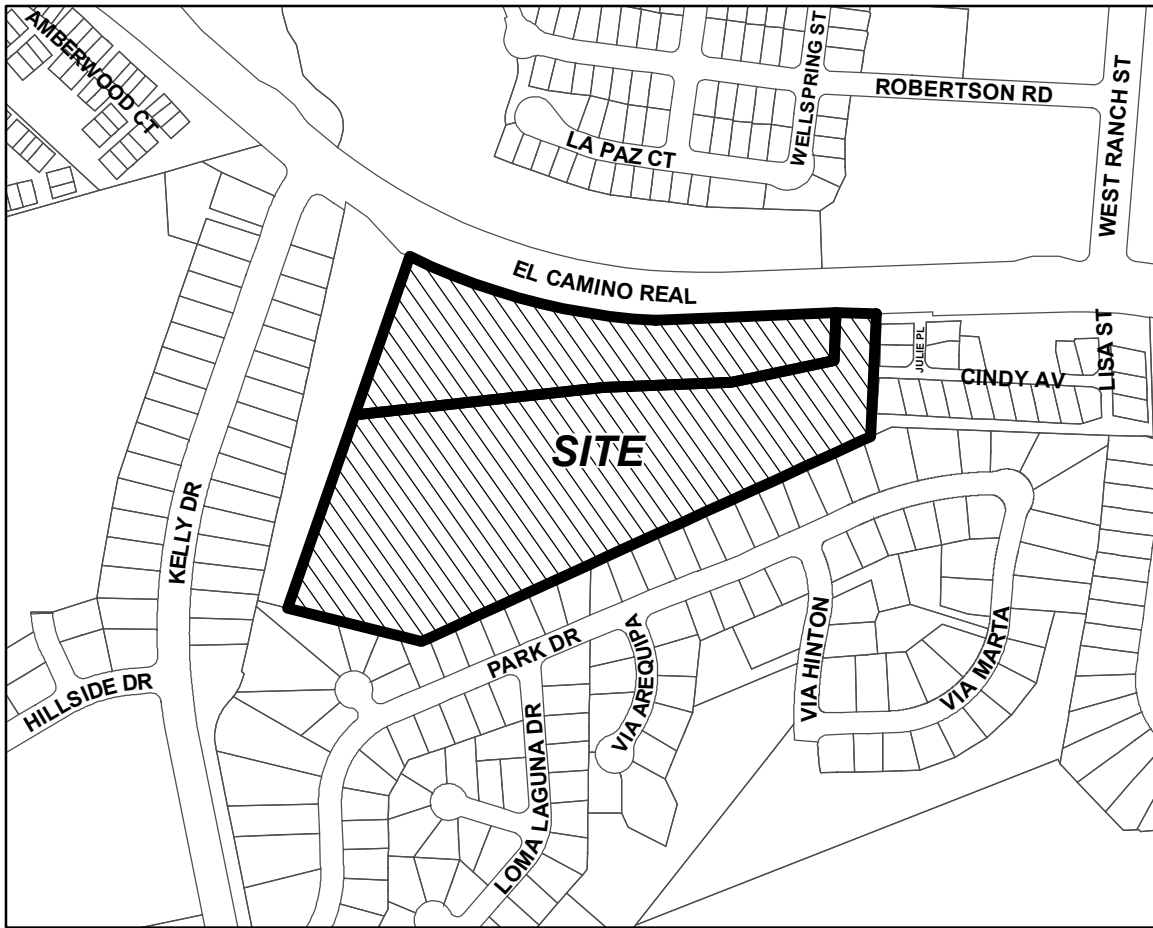
**Potential Environmental Effects:** Aesthetics/Grading, Agriculture, Air Quality, Biological Resources, Cultural/Tribal/Paleontological Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/ Hazardous Materials, Hydrology/Water Quality, Land Use Planning, Noise, Population and Housing, Public Services, Transportation/Circulation, Utilities and Service Systems, Mandatory Findings of Significance.

An Initial Study was not prepared for this project.

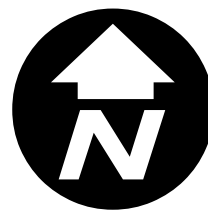
Pursuant to CEQA Section 21080.4(a) and Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and members of the public are asked to provide written comments regarding the scope and content of the EIR. Therefore, we need to know your views, or the views of your organization, regarding the effect this project might have on the environment and your suggestions for ways the project could be revised to reduce or avoid any significant environmental impacts. Your comments will help us decide what issues to analyze in the environmental review of this project.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after the date of publication of this notice. Your comments may be submitted in writing to the City of Carlsbad Planning Division (Attn: Teri Delcamp, Principal Planner), 1635 Faraday Avenue, Carlsbad, California 92008, or via e-mail to [teri.delcamp@carlsbadca.gov](mailto:teri.delcamp@carlsbadca.gov) no later than **May 7, 2018**, 30 days from publish date. Please include in your response the name, email address, phone number and mailing address of the contact person.

**PUBLIC COMMENT PERIOD: April 6, 2018 – May 7, 2018**



**SITE MAP**



NOT TO SCALE

## Marja Acres

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